



**27 Fairway,**  
Guide Price £340,000

 4  2

Spacious and extended semi-detached family home in the sought-after Whitestone area of Nuneaton. | Generous size lounge | Modern open-plan dining kitchen with underfloor heating and garden access. | Versatile family room offering additional living space. | Four well-proportioned bedrooms, three with fitted wardrobes. | Master bedroom benefits from a modern en-suite. | Stylish family bathroom with a Triton shower. | Large block-paved driveway for multiple vehicles. | Landscaped rear garden with patio, decking, and lawn area.

**Floor Area**  
1399 sq. ft.

**Tenure**  
Freehold

**Service Charge**  
£ per annum

**Ground Rent**  
£ per annum

- Extended semi-detached property in Whitestone
- Modern dining kitchen
- Master bedroom with en-suite shower room.
- Landscaped rear garden with patio and decking area.
- EPC - C
- Spacious lounge
- Versatile family room/bedroom 5
- Three additional bedrooms with fitted wardrobes.
- Large driveway and part-converted garage for storage.
- Council Tax Band - C | Nuneaton & Bedworth Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

